# DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



#### **PLANNING DIVISION**

## **CERTIFICATE OF EXEMPTION**

### FROM SHORELINE SUBSTANTIAL DEVELOPMENT

**EVALUATION FORM & DECISION** 

DATE:

October 24, 2013

PROJECT NAME:

**Boeing Site Logistics** 

**PROJECT NUMBER:** 

LUA13-001122

**PROJECT MANAGER:** 

Vanessa Dolbee, Senior Planner

OWNER:

Boeing Corporation, 737 Logan Ave N, Renton, WA

98055

APPLICANT:

Mark Clement, The Boeing Company, 737 Logan Ave

N, Renton, WA 98057-2039

**PROJECT LOCATION:** 

737 Logan Ave N

**PROJECT DESCRIPTION:** The Boeing Company is increasing the rate of production of commercial jets at its Renton manufacturing facility located at 737 Logan Ave. N. In order to accommodate the increased rate of production the applicant has proposed a variety of site modifications to increase the efficiency and safety of the site operations necessary to support the increased production rate. Overall, the applicant has indicated that the "Site Logistics" project would optimize efficiency by improving material management flow; reduce congestion by revising and repurposing site layout and minimizing the number of personnel vehicles within the secured perimeter area and improve site safety by providing better separation of parts, equipment, and people. All the work proposed would be within the boundaries of the existing 737 manufacturing facility with some minor work impacting adjacent right-of-ways. The site is bounded to the north by Lake Washington, to the west by the Cedar River Park and the Cedar River, to the east by Logan Ave. N and to the south by N 6th St.

The Site Logistics project is comprised of seven tasks, of which a small portion of two tasks would be located within the Shoreline Jurisdiction of the Cedar River, Reach A. The Truck Inspection Relocation (Task 1) and the Spine Road and Parking Improvements (Task 4) are located within the Shoreline Jurisdiction. The truck inspection would be approximately 70

DATE OF PERMIT:October 24, 2013

Page 2 of 4

feet from the Ordinary High Water Mark (OHWM) of the Cedar River and the Spine Road and parking improvements would be approximately 150 feet from the OHWM. The work within the Shoreline Jurisdiction would consist of the following elements:

- 1) Truck Inspection Relocation: Work would include replacing existing pavement with concrete pavement for heavier vehicles and the relocation of one existing light pole further away from the OHWM.
- 2) Spine Road and Parking Improvements: Work includes grinding and repaving existing parking areas, restriping, and replacement of perimeter security fence along the east side of the existing Boeing Access road, and removal of an existing landscaped island which would be replaced with a small area of asphalt.

The applicant provided a memorandum prepared by Berger ABAM (attached) to address the portions of the project located in the Shoreline Jurisdiction. The memorandum has indicated that the proposed activates would not result in a change in building footprints and/or result in a net increase in impervious surface within the shoreline zone. As such, the project would be considered an alteration without expansion which would not require any site changes. Finally, the memorandum concluded that the proposed project would not result in any adverse impacts and there would be no net loss of ecological functions as a result of the proposed work activities within the shoreline zone.

LEGAL DESCRIPTION (parcel # 0723059001):

POR OF E 1/2 OF SEC 7-23-05 LY ELY OF CWW #2 & NLY OF N 6TH ST IN SE 1/4 OF SEC LESS NP R/W LESS ST TGW VAC LOGAN ST LY NWLY OF LN 30 FT NWLY OF GOV MDR LN TGW 2ND CL SH LDS ADJ SUBJ TO TWO 20 FT R/W ESMTS & POR OF SE 1/4 OF SE 1/4 OF SEC BEG NXN S MGN OF N 6TH ST WITH W MGN LOGAN AVE TH SLY ALG SD ST 995.34 FT TH S 89-18-45 W TO ELY MGN CWW #2 TH N ALG SD MGN TO S MGN N 6TH ST TH E TO BEG LESS BEG NW COR THOF TH SELY ALG WLY LN 328.75 FT TH N 89-45-45 E 366.34 FT TH N 00-14-15 W TO S MGN N 6TH ST TH W TO BEG LESS 137.70 FT THOF TGW PORS OF NW 1/4 SEC 08-23-05 & SE 1/4 SEC 06-23-05 & SW 1/4 SEC 05-23-05 LY NWLY OF NP R/W & SWLY OF LN BEG NXN WLY EXT OF N LN OF GL 1 WITH W MGN SD R/W TH W 763.39 FT TH N 43-06-56 W 680.06 FT M/L TO INNER HARBOR LN TH S 46-52-27 W ALG SD LN 607.89 FT TO TPOB TH S 43-06-56 E 713.87 FT TH S 46-53-04 W 215 FT TH S 20-38-24 W TO NWLY MGN SD NP R/W SUBJ TO SD 20 FT ESMTS LESS BN OPER STRIP ADJ POR OF SELY LN IN SD SEC 08-23-05 LESS ST RD #7 TGW VAC LOGAN ST LY NLY OF SPUR TRACKS TGW BLK C LK WASH SH LDS 3RD SUPPL LESS POR FOR RD PER DEED 20060817000676 LESS POR PER DEED

DATE OF PERMIT:October 24, 2013

Page 3 of 4

#### 20061212000338

LEGAL DESCRIPTION (parcel # 0823059187):

POR OF GOV LOT 1 IN NW 1/4 OF SEC 08-23-05 TGW POR OF LAKE WASH SHORE LANDS - BEG NE COR OF GOV LOT 1 TH N 88-51-05 W ALG N LN OF GOV LOT 1 & ALG WLY PROD OF SD LN 960.01 FT M/L TO WLY MGN OF ABANDONED BURLINGTON NORTHERN RAILWAY R/W TH CONTG N 88-51-05 W 761.39 FT M/L TO EXISTING CONCRETE MONUMENT SD MONUMENT BEING AN ANGLE POINT ON NLY LN OF SHUFFLETON STEAM PLANT PROPERTY TH N 43-06-56 W 680.06 FT M/L TO INNER HARBOR LN OF LAKE WASHINGTON SHORE LANDS TH S 46-52-27 W 607.89 FT TH S 43-06-56 E 717.73 FT TO TPOB TH S 14-36-26 E 741.50 FT TAP ON NWLY MGN OF ABANDONED BURLINGTON NORTHERN RAILWAY R/W TH S 50-51-48 W ALG SD ABANDONED R/W 129.32 FT TH N 20-38-24 W 700.81 FT TH N 46-53-04 E 215 FT TH S 43-06-56 E TO TPOB PER CITY OF RENTON LOT LINE ADJ NO 004-88 RECORDING NO 8808309006

LEGAL DESCRIPTION (parcel # 0886610090):

BOEING LAKESHORE LANDING 2 BSP LESS RD PER DEED 20080514000456

SEC-TWN-R:

NE07-23-5 and NW08-23-5

WATER BODY/WETLAND:

Cedar River, Reach A

An exemption from a Shoreline Management Substantial Development Permit is hereby granted on the proposed project in accordance with RMC 4-9-190C.3 Exemptions from Permit System for the following reason(s):

Maintenance and Repair: Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements:

- a. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.
- b. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment.
- c. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is

DATE OF PERMIT: October 24, 2013

Page 4 of 4

comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment

The proposed development is consistent or inconsistent with (check one):

CONSISTENT	INCONSISTENT	
Х		Policies of the Shoreline Management Act.
N/A	,	The guidelines of the Department of Ecology where no Master Program has been finally approved or adapted by the Department.
X		The City of Renton Shoreline Master Program.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:

C.E. "Chip" Vincent, Administrator

Department of Community & Economic Development

Attachments:

Berger ABAM Memorandum

Site Plan

cc:

Boeing Corporation/Owner Mark Clement/Applicant Cheryl Hoot/Party of Record City of Renton Official File

APPEALS: The administrative land use decision will become final if not appealed in writing to the Hearinge Examiner on or before 5:00 p.m. on November 7, 2013. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.



## Memorandum

RECEIVED

AUG 2 0 2013

Date:

20 August 2013

CITY OF RENTON

PLANNING DIVISION

Subject:

Boeing Renton Site Logistics Project - Shoreline Exemption Memorandum

From:

Jennifer Chariarse, Environmental Planner (BergerABAM)

To:

Mark Clement, Boeing Land Use/Permitting

Route to:

Brian Carrico, Natural Resource Team Lead (BergerABAM)

As indicated in the pre-application meeting with the City of Renton and Boeing (applicant) held on 1 August 2013, the project includes some activities that fall within designed shorelines associated with Lake Washington and the Cedar River that are regulated by the City's Shoreline Master Program (SMP). The project site within shoreline zone falls within the Shoreline High Intensity Overlay District. Pursuant to Renton Municipal Code (RMC) RMC 4-3-090(B)(3), the SMP applies to lands within 200 feet from the ordinary high water mark (OHWM) or floodways, whichever is greater.

#### SHORELINE JURISDICTION

The majority of the overall project site is located outside the shoreline jurisdiction and is not subject to the SMP. Table 4-3-090D7 specifies shoreline setbacks for the High Intensity District as 100 feet. New project elements are all outside of the required 100-foot setback. Based on the OHWM delineation provided by the City, portions of the Truck Inspection Relocation (Task 1) and Spine Road and Parking Improvements (Task 4) projects are located within the SMP jurisdiction (see attached plan). Portions of the Truck Inspection and Spine Road and Parking Improvements tasks will be located within 200 feet of the Cedar River.

The two tasks within the Cedar River shoreline zone are adjacent to each other and the Cedar River Shoreline conditions are consistent across the two tasks and will be described from the land to the water. Directly west of the project limits is a Boeing access road. This is used by delivery vehicles and employees to access the site and includes three lanes. A landscape strip and security fence separates the Boeing facility from North Riverside Drive and the City's Cedar River Park. North Riverside Drive is a two lane public roadway that provides access to the Cedar River Park and Boathouse. A landscape strip separates the street from the multi-use Cedar River Trail. The Cedar River Trail is an approximately 10 foot wide asphalt path extending the length of the park. Urban landscaping extends a short distance to an existing

concrete floodwall. Trees and shrubs are located in the narrow strip of shoreline waterward of the floodwall.

#### WORK ACTIVITIES PROPOSED WITHIN THE SHORELINE JURISDICTION

The Truck Inspection task is located approximately 70 feet from the OHWM at its closest location and the Spine Road and Parking Improvements are approximately 150 feet from the OHWM. There are no buildings proposed within 200 feet of the shoreline and there are no adjacent residential areas with views of the shoreline. Construction within the SMP jurisdiction will consist of the following work elements;

- Truck Inspection Relocation: Work includes replacing existing pavement with concrete pavement for heavier vehicles. This work will not increase impervious surface beyond existing conditions. Work also includes moving one existing light pole further away from the OHWM of the Cedar River, but still within the shoreline jurisdiction.
- Spine Road and Parking Improvements: Work includes grinding and repaving existing
  parking areas, restriping, replacement of a perimeter security fence along the east side of
  the existing Boeing Access road and removal of an existing landscaped island that will
  be replaced with a small area of asphalt.

#### SHORELINE EXEMPTION

Pursuant to RMC 4-9-190(C), a Shoreline Exemption may be issued for the proposed work activities occurring within the jurisdiction of the SMP. Because the project involves improvements to existing developments within the shoreline zone, the project qualifies for an exemption under Maintenance and Repair. The proposed project elements within the shoreline zone qualify for this exemption per RMC 4-9-190(C)(3)(c) that states an exemption can be issued for replacement of a structure or development if it is comparable in size and location to the original structure or development.

#### COMPLIANCE WITH THE SMP FOR NON-CONFORMING SITES (RMC 4-10-095)

Per the pre-application meeting notes, the project site is considered to be a non-conforming site. This memorandum demonstrates compliance with the table in RMC 4-10-095(F)(1) for alteration of an existing structure for a non-single-family development. The proposed project activities will not result in a change in building footprints and/or a net increase in impervious surfaces within the shoreline zone. Therefore, this project is considered an "Alteration Without Expansion" and the Compliance Standard states that "no site changes are required" for projects that do not result in expansions of building footprints or impervious surfaces.

#### NO NET LOSS OF ECOLOGICAL FUNCTIONS

As described above, the project elements will not result in new structures or increased impervious surfaces within the shoreline zone. All work activities are occurring on previously

Mark Clement August 20, 2013 Page 3

developed areas of Boeing's Renton facility and the proposed project will not result in any expansion of the existing site further into the shoreline zone. The proposed project will not result in any adverse impacts and there will be no net loss of ecological functions as a result of the proposed work activities within the shoreline zone.

